111.0	0003	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	638,400 / 638,400
					USE VALUE:	638,400 / 638,400
					ASSESSED:	638,400 / 638,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ARTHUR RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROWLEY PATRICK M &
Owner 2:	GUIDEBECK THERESA
Owner 3:	
Street 1:	2 ARTHUR ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LARSON KENNETH G & ANN S -
Owner 2:	-
Street 1:	2 ARTHUR ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,118 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Vinyl Exterior and 1649 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6118.000	258,200		380,200	638,400
Total Card	0.140	258,200		380,200	638,400
Total Parcel	0.140	258,200		380,200	638,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 387.19 | /Parcel: 387.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 70719

GIS Ref

GIS Ref

Insp Date 09/27/18

!8642!

PREVIOUS ASSESSMENT

Parcel ID 111.0-0003-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	258,200	0	6,118.	380,200	638,400	638,400	Year End Roll	12/18/2019
2019	101	FV	232,300	0	6,118.	374,800	607,100	607,100	Year End Roll	1/3/2019
2018	101	FV	232,300	0	6,118.	287,900	520,200	520,200	Year End Roll	12/20/2017
2017	101	FV	232,300	0	6,118.	271,600	503,900	503,900	Year End Roll	1/3/2017
2016	101	FV	232,300	0	6,118.	249,900	482,200	482,200	Year End	1/4/2016
2015	101	FV	213,400	0	6,118.	233,600	447,000	447,000	Year End Roll	12/11/2014
2014	101	FV	213,400	0	6,118.	215,100	428,500	428,500	Year End Roll	12/16/2013
2013	101	FV	213,400	0	6,118.	215,100	428,500	428,500		12/13/2012

PRINT

Date	Time
12/10/20	23:11:35

LAST REV

Date	Time
09/03/19	10:45:40
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LARSON KENNETH	1418-123		6/29/2012	Mult Lots	455,000	No	No		
	790-20		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	70719
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	498	Redo Kit	12,665	C				
1/29/2019	116	Redo Bat	19,660	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	PH	Patrick H
9/29/2012	MLS	EMK	Ellen K
12/1/2008	Meas/Inspect	189	PATRIOT
3/6/2000	Inspected	276	PATRIOT
2/3/2000	Measured	197	PATRIOT
2/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6118		Sq. Ft.	Site		0	70.	0.89	6			Med. Tr	-10					380,231						380,200	

Total AC/HA: 0.14045 | Total SF/SM: 6118 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 380,231 | Spl Credit | Total: 380,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.9	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	125.685
Other Features:	99000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	314449
Depreciation:	56286
Depreciated Total:	258163

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

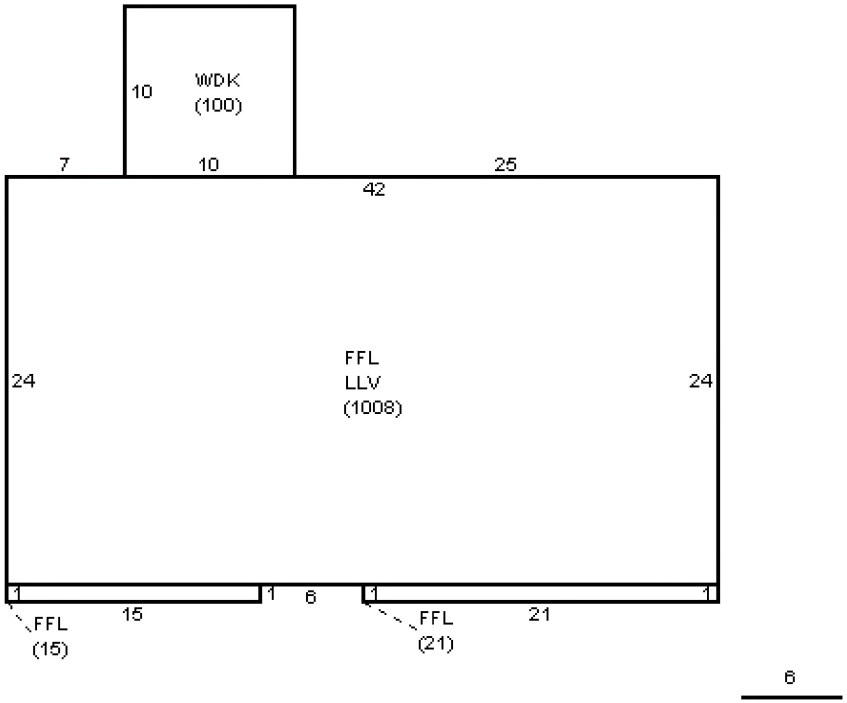
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.69
Special Features:	0	Val/Su Net:	119.98
Final Total:	258200	Val/Su SzAd	247.32

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,044	125.690	131,215
LLV	Lower Level	1,008	82.010	82,666
WDK	Deck	100	15.680	1,568
	Net Sketched Area:	2,152	Total:	215,449
Size Ad	1044	Gross Are	2152	FinArea 1649

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X6	A	AV	1998	0.00	T	16.8	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

111.0-0003-0002.A

IMAGE

AssessPro Patriot Properties, Inc